

# Goldman Associates, Inc.

*Commercial & Industrial Real Estate*

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## *Listing Agreement*

**Property Address:** Dry Ridge Manor – 1400 Highland Drive, St. Albans, West Virginia

**Type Property:** Investment – 67 Unit Apartment Complex

**Tax District:** St. Albans **Tax Map/Parcel:** 26/1

**Annual Taxes:** 2010 - \$27,901.70 **Deed Book/Page:** 2326/178

**Building Size:** 66 Apartments - 8 Buildings **Lot Size:** 5.70 Acres  
74,000 Gross Square Feet

**Site Description:** This is located in the southern end of St. Albans in a residential setting ideal for an apartment complex. The site is a rolling ridgetop developed with 2 and 3 story garden style apartments around the perimeter and the center section is used for parking, pool and office. There is a concrete paved parking area for 91 vehicles.

### **Improvement Description:**

The buildings included 7 garden style apartment buildings and one office/apartment building. They were constructed in the 1970's. There are 65 2-bedroom and 1 3-bedroom A-frame building. Each apartment has a full bathroom, central electric HVAC, washer/dryer hookups and fully equipped kitchens. Exteriors are brick, T-111 siding and vinyl with shingle roofs. Two units have been gutted. The rents average \$500.00 per month. Financial are available based on approval of owner.

**Listing Agent:** Todd Goldman **Sale Price:** \$2,300,000.00

